# Statement of Information Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Address Including suburb and postcode

96 COOK STREET DROUIN VIC 3818

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price			or rang betwee	·	\$540,000	&	\$580,000	
Median sale price (*Delete house or unit as applicable)								
Median Price	\$606,250	Prop	erty type	House		Suburb	Drouin	
Period-from	01 Dec 2023	to	30 Nov 2	024	Source		Corelogic	

#### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale	
91 COOK STREET DROUIN VIC 3818	\$545,000	28-Oct-24	
90 COOK STREET DROUIN VIC 3818	\$560,000	02-Dec-24	

#### OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 06 December 2024



consumer.vic.gov.au

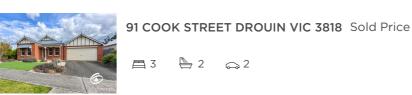


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ited .	91 COC	K STRE	ET DROUIN VIC 3818	Sold Price	<sup>RS</sup> \$545,000	Sold Date	28-Oct-24
	昌 3	2	<u></u> , 2			Distance	0.04km
					RS		



90 COOK STREET DROUIN VIC 3818			Sold Price	**\$\$560,000	Sold Date	02-Dec-24
昌 3	2 🚔	ç⊒ 2			Distance	0.06km

**RS** = Recent sale UN = Undisclosed Sale

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